

Historic District Commission

The River House

January 18, 2011

Minutes

**Attendance:** Chris Miller, Will Brady, Karl Stofko, Joseph Zirlis and Michael Marsden

**Guests:** Melissa Ziobron, Joe Clark, and Bob Smith

**Call to Order:** The meeting was called to order by Chairman Brady at 7:40 pm.

**Informal Discussion:**

Joe Clark stated he would like to start a brewery in East Haddam to be located on Creamery rd in the old mill building. Mr. Clark stated he would be making German beer. Mr. Clark also stated a concrete drain needed to be added to the built into the floor. Mr. Clark also stated the building had new asphalt shingles. Mr. Clark also stated a ramp would be installed to bring the building up to code. Mr. Clark also stated at this point in time there were not any plans about installing new lighting. Chairman Brady stated this building was located in a National historic district but, not in the local Historic district, there for the commission would more than likely provide a report on what may need to be done. Mrs. Ziobron said it is a long process to get the brewery operational. Mrs. Ziobron also stated the neighbors had been approached about the plans and with the exception of one, they were all in favor of the brewery. The brewery planned on using public parking Mrs. Ziobron reported. Mr. Clark stated this would be the first Brewery in Middlesex county.

Mr. Zirlis asked how many employees the brewery would have. Mr. Clark stated at first it would be himself and on other full time employee. Chairman Brady suggested marking where the handicapped parking would go, and suggested keeping the door on the second story. Mr. Clark stated he intended to keep the second story door and stated he would be add ding a concrete ramp for loading trucks.

**Public Hearing:** The public hearing was called to order by Chairman Brady at 8:18 pm. Chairman Brady appointed Dr. Stofko to fill in for Mr. Nelson.

**C-06-10** Janet Kelly of main street wanted to make changes to the original certificate of appropriateness C-03-10 . Bob Smith was in attendance, representing Ms. Kelly. Mr. Smith Stated Ms. Kelly had decided to use and artificial stone on the garage, specifically Owen corning cultures stone, gray cobble field. Mr.

Smith also stated the same stone would be used on the chimney was well. Ms. Miller asked if the chimney would be functional. Mr. Smith said it would be for a gas fireplace. Mr. Smith also stated there were not currently any plans to change the lighting.

Chairman Brady made a motion to replace C-03-10 certificate with the drawings dated 8/26/10 with the stipulation if any lighting changes or changes to the driveway were made they needed to appear before the commission before any changes were made. Mr. Marsden seconded the motion. The vote passed unanimously. The public hearing was concluded at 8:40 pm.

**Informal Discussion:** Ms. Miller stated she had approached the goodspeed about the vertical window in the new housing and they had stated they were not going to change it. Chairman Brady stated we could ask the town attorney and the town planner to have the window taken out because it was not consistent with the original plans. Ms. Miller said that plain shiplap would look better in all the houses than the window that are currently in with the exception of the triangle one. Chairman Brady made a motion to have the vertical window removed and replaced with pedimented Gable , Mr. Marsden seconded the motion . The motion passes with 3 yes and 1 Nay.

Chairman Brady also made a motion to support the demolition and delay Odense as presented by Dr. Stofko. The motion was seconded by Mr. Marsden.

Mr. Marsden made a motion to adjourn the motion was seconded by Mr. Zirlis the meeting was adjourned at 9:05 pm.

Respectfully submitted

Rebecca J Wonneberger